

# BARMETTLER ST. LOT 5 SUBDIVISION S-20-2015



OBERRY ST

BARMETTLER ST

0 120 240 Feet

Zoning: **R-6, SRPOD**

CAC: **Wade**

Drainage Basin: **Beaver**

Acreage: **0.41**

Number of Lots: **2**

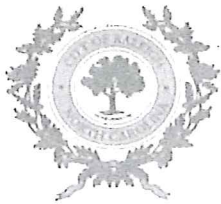
Planner: **Michael Walters**

Phone: **(919) 996-2636**

Applicant: **Joseph Cebina**

Phone: **(919) 247-1932**





# Planning & Development

Development Services  
Customer Service Center  
One Exchange Plaza  
1 Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
Fax 919-516-2685

## Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan, Checklist document.

S-20-15

Preliminary Approvals		FOR OFFICE USE ONLY	
<input type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number <b>420548</b> Assigned Project Coordinator  Assigned Team Leader <b>WALTERS</b> <b>TEAM #1</b>	
* May require Planning Commission or City Council Approval      ** Legacy Districts Only			
Has your project previously been through the Due Diligence process? If yes, provide the transaction # <b>420548</b>			
GENERAL INFORMATION			
Development Name <b>SUBDIVISION OF LOT 5, PROPERTY OF MRS. J.M. CANNON</b>			
Proposed Use <b>SINGLE FAMILY RESIDENTIAL</b>			
Property Address(es) <b>2818 BARMETTLER ST.</b>			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: <b>0794.11-65-5855</b>			
P.I.N. Recorded Deed D8 8583 <b>0794655855</b> Pg. 813	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Other: If other, please describe:			
PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval. <b>THIS SUBDIVISION IS NOT LOCATED IN THE METRO PARK OR HISTORIC OVERLAY DISTRICTS AND THUS SHOULD NOT REQUIRE PLANNING COMMISSION OR CITY COUNCIL APPROVAL</b>		
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. <b>N/A</b>		
CLIENT (Owner or Developer)	Company		Name (s) <b>CHARLES &amp; WENDY BOSS</b>
	Address <b>8621 CASWELL CT., RALEIGH, NC 27613</b>		
	Phone	Email <b>CBBOSS@NCSU.EDU</b>	Fax
CONSULTANT (Contact Person for Plans)	Company <b>WARD SURVEYING SERVICES, PLLC</b>		Name (s) <b>SONYA WARD</b>
	Address <b>124 SEABOARD ST. APEX, NC 27502</b>		
	Phone <b>(919) 367-7858</b>	Email <b>GOWSONYA@BELLSOUTH.NET</b>	Fax <b>(919) 367-7833</b>

BEAVER DAM SW

WADE

0794 11

### DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s) <u>R-6</u>	Proposed building use(s)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District <u>SPECIAL RESIDENTIAL PARKING</u>	Proposed Building(s) sq. ft. gross
Total Site Acres <u>0.404</u> Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required <u>N/A</u> Provided	Proposed height of building(s)
COA (Certificate of Appropriateness) case # <u>N/A</u>	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A- <u>N/A</u>	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z- <u>N/A</u>	

### Stormwater Information

Existing Impervious Surface <u>4,341</u> acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface _____ acres/square feet	If Yes, please provide
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils _____ Flood Study _____ FEMA Map Panel # _____

### CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030. THIS SITE IS LOCATED IN A LOW DENSITY, CURRENTLY ZONED R-6, AND IN A LOW DENSITY RESIDENTIAL AREA ON THE COMPREHENSIVE PLAN. THE PROPOSED USE IS FOR LOW DENSITY RESIDENTIAL AT A RATE OF SIX SINGLE FAMILY UNITS PER ACRE. THE ANTICIPATED AREA OF DISTURBANCE IS ESTIMATED TO BE 11,446 SF WHICH IS UNDER THE 12,000 SF THRESHOLD SET IN THE UDO SECT. 9.4.6 AS THE DETERMINATION FOR THE REQUIREMENT FOR A LAND DISTURBING PERMIT. AS PER SECTION 9.2.1, AN EXEMPTION FOR STORMWATER PLAN ALSO EXISTS, THE TOTAL LAND AREA IS 0.404 AC. WHICH IS UNDER THE THRESHOLD ACCORDING TO SECTION 9.1.2, ALLOWING AN EXEMPTION OF A TREE CONSERVATION PLAN.

### FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots	Detached	Attached	11. Total number of all lots <u>2</u>
2. Total # Of Single Family Lots <u>2</u>			12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units			If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units			a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots			b) Total number of Single Family Lots
6. Total Number of Hotel Units			c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) <u>2</u>			d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more			e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) <u>6</u>			f) Total Number of Phases
10. Total number of Open Space (only) lots <u>0</u>			g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
			h) Must provide open space quotient per City Code 10-3071 (5)

### SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate SONYA WARD to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

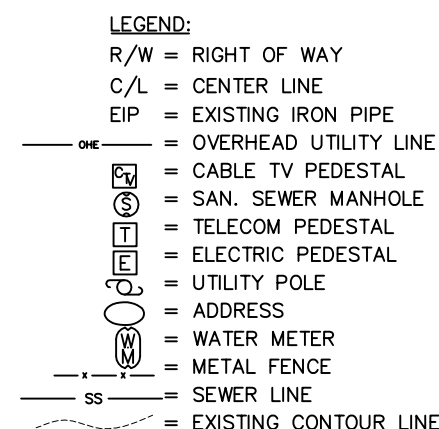
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed [Signature] Date 3/23/2015

Signed [Signature] Date 3/23/2015



TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		✓		
2. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. I have referenced the <b>Preliminary Development Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>			✓	
5. Provide the following plan sheets:	<input type="checkbox"/>				
a) <u>Cover sheet</u> : includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>				
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		✓		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>			✓	
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓



LINE TABLE		
LINE	LENGTH	BEARING
L2	14.00	S82°08'50"E
L3	5.00	N07°53'13"E

PIN NUMBER: 0794.11-65-5855  
ADDRESS: 2818 BARMETTLETT ST.  
TOTAL ACREAGE: 17,591 SF/0.404 AC.  
TOTAL EXISTING IMPERVIOUS AREA: 4,381 SF  
HOUSE: 2,023 SF  
DRIVE/SIDEWALK: 2,046 SF  
DECK/STEPS: 312 SF  
ZONING: R-6  
SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT

-TOPOGRAPHIC CONTOUR DATA WAS BASED ON WAKE COUNTY GIS(IMAPS) WITH AN ASSUMED ELEVATION ADOPTED.

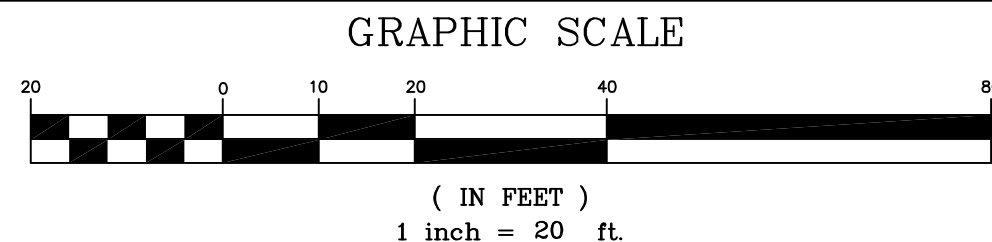
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ALL AREA CALCULATED BY COORDINATE COMPUTATION.
- PROPERTY SUBJECT TO ANY EASEMENTS OF RECORD.
- THIS SURVEY IS SUBJECT TO ANY FACTS UNCOVERED BY AN ACTUAL AND CORRECT TITLE SEARCH. TITLE SEARCH NOT PERFORMED BY THIS OFFICE.
- UNDERGROUND OBJECTS, IF ANY, NOT LOCATED BY THIS OFFICE.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720079400 J, DATED MAY 2, 2006, AS PER [www.ncfloodmaps.com](http://www.ncfloodmaps.com).
- NO NCGS MONUMENT FOUND WITHIN 2000 FEET.

MANHOLE # 127  
ELEV. RIM = 401.34'  
~~INVERT IN = 390.15'~~  
~~INVERT OUT = 390.07'~~

REFERENCES: WAKE COUNTY REGISTRY  
-BOOK OF MAPS 1977 PAGE 695  
-DEED BOOK 8583 PAGE 813  
-BOOK OF MAPS 1927 PAGE 66  
-BOOK OF MAPS 1999 PAGE 1548

			Date: 02/13/2015	EXISTING CONDITIONS LOT 5, 'PROPERTY OF MRS. J.M. CANNON' FOR CHARLES BEN BOSS & WENDY F BOSS	SHEET 1
			Scale: 1" = 20'		
			Drawn By: S. WARD	CITY OF RALEIGH                      WAKE COUNTY                      N.C.	OF 2
			Checked By: S. WARD	WARD SURVEYING SERVICES, PLLC LAND SURVEYING & PLANNING 124 SEABOARD ST. APEX, N.C. 27502 TELEPHONE: (919) 367-7858                      FAX: (919) 367-7833	
Date	Revision	By	Field Book: 291p64		

Professional Land Surveyor



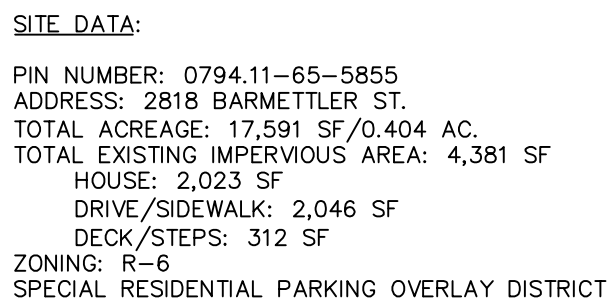
EXISTING CONDITIONS  
LOT 5, 'PROPERTY OF MRS. J.M. CANNON'  
FOR CHARLES BEN BOSS & WENDY F BOSS

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CITY OF RALEIGH                      WAKE COUNTY

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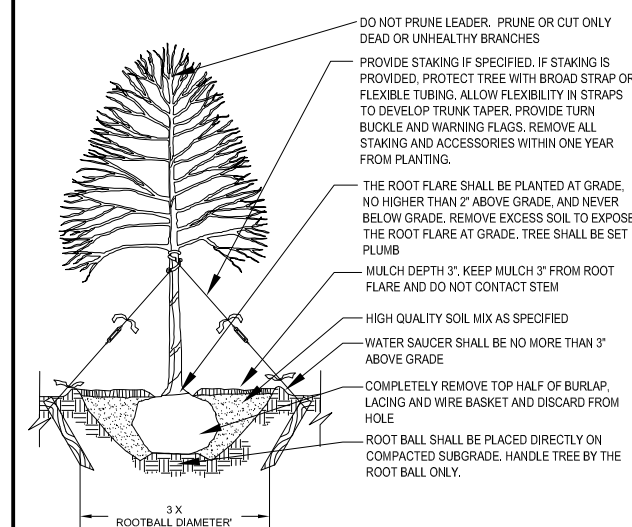
WARD SURVEYING SERVICES, PLLC  
LAND SURVEYING & PLANNING  
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TELEPHONE: (919) 367-7858                      FAX: (919) 367-7833



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	15.28	22.44	N78°23'17"E	14.98
C2	27.71	22.44	N23°30'25"E	25.99

LINE TABLE		
LINE	LENGTH	BEARING
L2	14.00	S82°08'50"E
L3	5.00	N07°53'13"E



- | NOTES:  | CONTACT INFORMATION:<br>CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT<br>URBAN FORESTER:<br>WWW.RALEIGHNC.GOV<br>WWW.RALEIGH.GOV |
|---|--|
| 1. CONTRACTOR IS RESPONSIBLE FOR<br>ADEQUATE DRAINAGE OF ALL PLANTING PIT<br>(POSITIVE DRAINAGE AWAY FROM PIT)      |  |
| 2. ADHERE TO STANDARDS IN THE CITY TREE<br>MANUAL   |  |
| 3. STREET TREES MUST BE 3" CALIPER AT<br>INSTALLATION WITH A 4" MINIMUM FIRST<br>BRANCH HEIGHT                      | CITY OF RALEIGH<br>PARKS, RECREATION AND CULTURAL RESOURCES  |
| 4. PLANTING SEASON OCTOBER - APRIL<br>A TREE IMPACT PERMIT IS REQUIRED  | NEWSPONS DATE: 01/17/2017 NO   |
| 5. ELECTRICAL OUTLETS AND OTHER UTILITIES<br>ARE PROHIBITED IN THE PLANTING AREA<br>UNLESS THEY ARE SUBROUTED UNDER | TREE PLANTING DATE:  |

CITY OF RALEIGH		
PARKS, RECREATION AND CULTURAL RESOURCES DEPT.		
REVISIONS	DATE #313	NOT TO SCALE
	TREE PLANTING DETAIL	
	<b>PRCR-03</b>	

**SETBACKS FOR R-6 ZONING:**  
**PRINCIPAL BUILDING SETBACKS:**  
 FROM PRIMARY STREET = 10'  
 FROM REAR LOT LINE = 20'  
 FROM SIDE LOT LINE = 5'  
 SUM OF SIDE SETBACKS = 15'  
 FROM SIDE STREET = 10'










ACCESSORY STRUCTURE SETBACKS:  
FROM PRIMARY STREET = 50'  
FROM SIDE STREET = 20'  
FROM SIDE LOT LINE = 5'  
FROM REAR LOT LINE = 5'

N/F KIRKLEY, ROBERT  
KIRKLEY, SUE S  
PIN#0794653894  
DB7673, PG 332  
2822 BARMETTLER ST  
VACANT

N/F HAMILTON, WILLIAM B  
HAMILTON, KAREN W  
PIN#0794654873  
DB7995, PG 854  
2820 BARMETTLER ST  
SINGLE FAMILY

**NOTES:**

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
- TOPOGRAPHIC CONTOUR DATA WAS BASED ON WAKE COUNTY GIS(IMAPS) WITH AN ASSUMED ELEVATION ADOPTED.
- PER CITY OF RALEIGH UDO SECTION 9.1.1, TREE CONSERVATION IS EXEMPT FOR SITES LESS THAN 2 ACRES.
- LANDSCAPING: STREET TREES SHALL BE PLACED AT 40' O.C. WITHIN LANDSCAPING PLANTING AREAS.
- WATER/SEWER SERVICE CONNECTIONS:  
WATER SERVICE: CONNECT EXISTING WATER METERS AND SERVICES TO EACH RESIDENCE.
- SEWER SERVICE: CONNECT EXISTING SANITARY SEWER CLEANOUTS TO EACH RESIDENCE WITH 4" SCH 40 PVC PIPE @ MINIMUM 2% SLOPE. ALL SERVICES TO BE COMPLIANCE WITH THE CITY OF RALEIGH PUBLIC UTILITIES HANDBOOK SPECIFICATIONS AND DETAILS.

- LEGEND:**
- R/W = RIGHT OF WAY  
C/L = CENTER LINE  
EIP = EXISTING IRON PIPE  
( ) = FIELD MEASUREMENTS  
 = CABLE TV PEDESTAL  
 = SAN. SEWER MANHOLE  
 = TELECOM PEDESTAL  
 = ELECTRIC PEDESTAL  
 = UTILITY POLE  
 = ADDRESS  
 = WATER METER  
 = METAL FENCE  
— = PROPOSED SEWER LINE  
— = PROPOSED WATER LINE  
 = PROPOSED TREE LOCATION

ACREAGE TABLE AND LOT INFORMATION

<u>TOTAL SITE ACREAGE:</u>	17,591 SF / 0.404 AC.
<u>R/W TO BE DEDICATED:</u>	614 SF / 0.014 AC.
<u>NEW LOT 5A:</u>	6,812.6 SF / 0.156 AC.
<u>NEW LOT 5B:</u>	10,165 SF / 0.233 AC.

REFERENCES: WAKE COUNTY REGISTRY  
-BOOK OF MAPS 1977 PAGE 695  
-DEED BOOK 8583 PAGE 813  
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ZONING: R-6  
SPECIAL RESIDENTIAL PARKING  
OVERLAY DISTRICT

MANHOLE # 319  
ELEV. RIM = 377.04'  
INVERT IN = 371.04'  
INVERT OUT = 370.89

N/F RALEIGH, CITY OF  
PIN#0794656983  
BM1999, PG1548  
2816 BARMETTLER ST  
VACANT

MANHOLE # 110  
ELEV. RIM = 390.80'  
INVERT IN = 381.80'  
INVERT IN = 381.85'  
INVERT OUT = 381.60'

OWNER INFORMATION:  
CHARLES BEN & WENDY F BOSS  
8621 CASWELL CT  
RALEIGH, NC 27613-1101

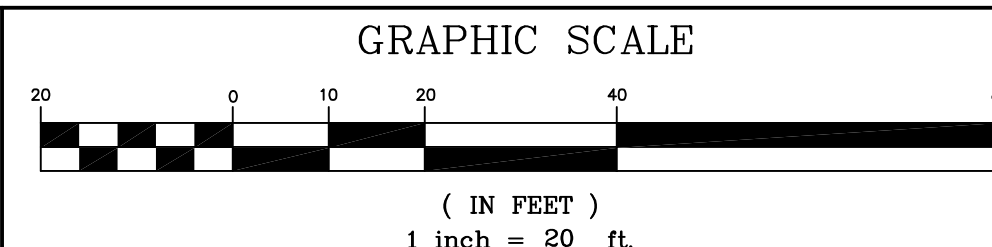
TRANSACTION # 420548

BARMETTLER STREET\2015026\_LT5\_SUBDIVISION.DWG

STATE OF NORTH CAROLINA                      WAKE COUNTY  
I, SONYIA A. WARD                      , certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book\_\_\_\_\_, Page \_\_\_\_\_, etc.) (other); that the ratio of precision as calculated by latitudes and departure > \_\_\_\_\_; that the boundaries are clearly indicated as drawn from \_\_\_\_\_ information found in Book\_\_\_\_\_ Page \_\_\_\_\_; that this map was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Professional Land Surveyor

SFAI

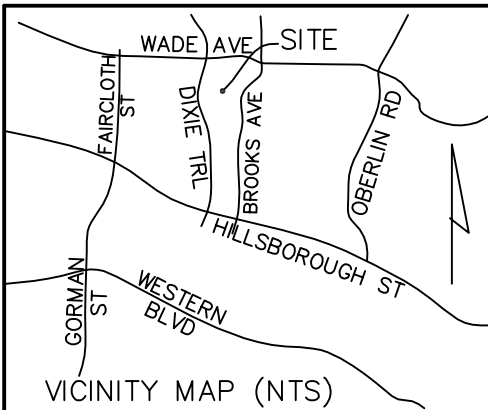


Date	Revision	By

Date:	02/13/2015
Scale:	1" = 20'
Drawn By:	S. WARD
Checked By:	S. WARD
Field Book:	291p64

<p align="center"><b>SITE PLAN</b></p> <p align="center">LOT 5, 'PROPERTY OF MRS. J.M. CANNON' FOR CHARLES BEN BOSS &amp; WENDY F BOSS</p>		<p align="center">SHEET</p> <p align="center">2</p>
CITY OF RALEIGH	WAKE COUNTY	N.C.
<p align="center">WARD SURVEYING SERVICES, PLLC</p> <p align="center">LAND SURVEYING &amp; PLANNING</p> <p align="center">124 SEABOARD ST. APEX, N.C. 27502</p> <p align="center">TELEPHONE: (919) 367-7858      FAX: (919) 367-7833</p>		<p align="center">OF</p> <p align="center">2</p>





NOTES AND INFORMATION FOUND:  
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M = METAL FENCE  
SS = SEWER LINE

N/F KIRKLEY, ROBERT  
KIRKLEY, SUE S  
PIN#0794653894  
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2822 BARMETTLER ST  
VACANT

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FROM SIDE STREET = 20'  
FROM SIDE LOT LINE = 5'  
FROM REAR LOT LINE = 5'

N/F HAMILTON, WILLIAM B  
HAMILTON, KAREN W  
PIN#0794654873  
DB7995, PG 854  
2820 BARMETTLER ST  
SINGLE FAMILY

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAT AND ANY ACCOMPANYING SHEETS SUBJECT TO THE EXCEPTIONS ON RECORD, HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY, NORTH CAROLINA, OR OTHERWISE, AS SHOWN BELOW AND AS SUCH, HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE BY, AND THAT THE DEDICATOR(S) WILL WARRANT AND DEFEND THE TITLE AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER UNLESS EXCEPTED HEREIN AND THAT BY SUBMISSION OF THIS PLAT OR MAP FOR APPROVAL I (WE) DO DEDICATE TO THE CITY OF RALEIGH FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS OF WAY, PARKS AND GREENWAYS, (AS THESE INTERESTS ARE DEFINED IN THE CODE), AND THE SAME MAY BE SHOWN THEREON FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF IN ACCORDANCE WITH ALL CITY POLICIES, ORDINANCES, REGULATIONS OR CONDITIONS OF THE CITY OF RALEIGH FOR THE BENEFIT OF THE PUBLIC, SAID DEDICATION SHALL BE IRREVOCABLE; PROVIDED, ANY DEDICATION OF EASEMENTS FOR STORM DRAINAGE ARE NOT MADE TO THE CITY OF RALEIGH BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT SUBJECT TO CONDITIONS OF SUBSECTIONS (B), (C), (D), AND (F) OF SECTION 1 AND SECTION 4 OF THE "CITY STORM DRAINAGE POLICY" (RESOLUTION 1970-742 AS THE SAME MAY BE FROM TIME TO TIME AMENDED).

BOOK NO.

PAGE NO.

SIGNATURE (S) OF PROPERTY OWNER (S)

SIGNATURE (S) OF PROPERTY OWNER (S)

SIGNATURE (S) OF PROPERTY OWNER (S)

STATE OF NORTH CAROLINA

WAKE COUNTY

I HEREBY CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED:

OWNERS NAME

OWNERS NAME

OWNERS NAME

WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC SIGNATURE: \_\_\_\_\_

NOTARY PUBLIC PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

I, SONYA A. WARD, PLS, CERTIFY THAT THE FOLLOWING STATEMENT MARKED BY AN "X" IS TRUE AND CORRECT.

\_\_\_ A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

\_\_\_ B. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;

C. ANY ONE OF THE FOLLOWING:

\_\_\_ 1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A STREET OR CHANGE AN EXISTING STREET;

\_\_\_ 2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR

\_\_\_ 3. THAT THE SURVEY IS A CONTROL SURVEY.

\_\_\_ D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

\_\_\_ E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED (a) THROUGH (d)

#### ACREAGE TABLE AND LOT INFORMATION

TOTAL SITE ACREAGE:	17,591 SF / 0.404 AC.
R/W TO BE DEDICATED:	614 SF / 0.014 AC.
NEW LOT 5A:	6,812.6 SF / 0.156 AC.
NEW LOT 5B:	10,165 SF / 0.233 AC.

CITY OF RALEIGH PLANNING CERTIFICATION  
I, THE UNDERSIGNED PLANNING DIRECTOR OF THE CITY OF RALEIGH, AND REVIEW OFFICER FOR WAKE COUNTY, DO HEREBY CERTIFY THAT THIS MAP OR PLAT MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING, AND THAT THE CITY OF RALEIGH, AS PROVIDED BY ITS CITY CODE, ON THE \_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR \_\_\_\_ APPROVED THIS PLAT OR MAP AND ACCOMPANYING SHEETS, AND ACCEPTED FOR THE CITY OF RALEIGH THE DEDICATIONS AS SHOWN THEREON. BUT ON THE FURTHER CONDITION THAT THE CITY ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL IN THE DISCRETION AND OPINION OF THE GOVERNING BODY OF THE CITY OF RALEIGH IT IS IN THE PUBLIC INTEREST TO DO SO.

PLANNING DIRECTOR / WAKE COUNTY REVIEW OFFICER DATE

REFERENCES: WAKE COUNTY REGISTRY  
-BOOK OF MAPS 1977 PAGE 695  
-DEED BOOK 8583 PAGE 813  
-BOOK OF MAPS 1927 PAGE 66  
-BOOK OF MAPS 1999 PAGE 1548

THIS PLAT NOT TO BE RECORDED  
AFTER \_\_\_\_ DAY OF \_\_\_\_\_  
1 COPY TO BE RETAINED FOR THE CITY.  
THIS PLAT IS (N) OUT OF THE CITY LIMITS.

#### SITE DATA:

PIN NUMBER: 0794.11-65-5855  
ADDRESS: 2818 BARMETTLER ST.  
TOTAL ACREAGE: 17,591 SF/0.404 AC.  
ZONING: R-6  
SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT

OWNER INFORMATION:  
CHARLES BEN & WENDY F BOSS  
8621 CASWELL CT  
RALEIGH, NC 27613-1101

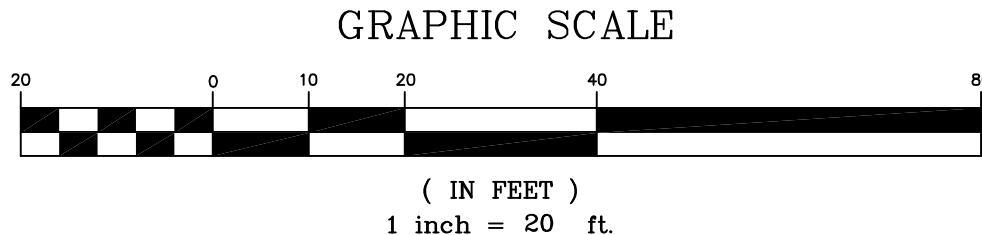
CASE # TC-3-2012  
TRANSACTION # 420548

PRELIMINARY PLAT  
BARMETTLER STREET\2015026\_LT5\_SUBDIVISION.DWG

STATE OF NORTH CAROLINA WAKE COUNTY  
I, SONYA A. WARD, certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book\_\_\_\_, Page\_\_\_\_, etc.)(other); that the ratio of precision as calculated by latitudes and departure is >1/\_\_\_\_; that the boundaries not surveyed are clearly indicated as drawn from information found in Book\_\_\_\_, Page\_\_\_\_; that this map was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Professional Land Surveyor L - 4017  
Reg. No.

SEAL



RECORDED IN BOOK OF MAPS  
PAGE \_\_\_\_\_, WAKE COUNTY REGISTRY.

Date	Revision	By

Date: 02/13/2015
Scale: 1" = 20'
Drawn By: S. WARD
Checked By: S. WARD
Field Book: 291p64

SUBDIVISION PLAT & R/W DEDICATION			SHEET
LOT 5, 'PROPERTY OF MRS. J.M. CANNON' FOR CHARLES BEN BOSS & WENDY F BOSS			1
CITY OF RALEIGH	WAKE COUNTY	N.C.	OF
WARD SURVEYING SERVICES, PLLC LAND SURVEYING & PLANNING 124 SEABOARD ST. APEX, N.C. 27502 TELEPHONE: (919) 367-7858 FAX: (919) 367-7833			1